



Community Development Department
Planning Division
4755 SW Griffith Drive /PO Box 4755
Beaverton, OR 97076
General Information: (503) 526-2222 V/TDD
www.BeavertonOregon.gov

TYPE 3 RE-NOTICE OF DEVELOPMENT PROPOSAL

*The purpose of this Re-Notice is to reflect a change in the hearing date.
The new hearing date is **Wednesday, August 20, 2014.***

Hearing Date: August 20, 2014 Time: 6:30 p.m. Hearing Body: Planning Commission

Project Name: Iron Gate Storage

Case File No.: CU2014-0006 DR2014-0051 IRON GATE STORAGE

Summary of Application: The applicant requests Conditional Use approval for Self-Storage use of a property located in an Industrial zoning district.

The applicant also requests Design Review Two approval for proposed remodel of an existing 39,000 square foot building approximately 36 feet in height at the tallest point. The proposal also includes the construction of two new secondary buildings approximately 5,400 square feet and 4,000 square feet in size and up to approximately 17 feet in height at their tallest point, and associate site improvements.

Plans for all applications are available for review at City Hall.

Project Location: The subject site is located at 5355 SW 107th Avenue at the northern terminus of SW 107th Avenue north of the intersection of SW 107th with Allen Boulevard.

The property is identified on Washington County Assessor's Map 1S1 15DA as Tax Lot 01000

Zoning & NAC: IND - Industrial

Denney Whitford / Raleigh West Neighborhood Association Committee

Applicable Development Code Criteria Sections:
40.03 *Facilities Review*
40.15.15.3.C *Conditional Use*
40.20.15.2.C *Design Review Two*

Hearing Place: City Council Chambers: First Floor, Beaverton City Hall, 4755 SW Griffith Drive

Staff Contact: Leigh Crabtree, (503) 526-2458, lcrabtree@BeavertonOregon.gov

A copy of the pre-application conference notes, neighborhood meeting information, and all other documents and evidence submitted by or on behalf of the applicant, and applicable review criteria, are available for inspection at the Planning Counter, 2nd floor, Beaverton City Hall, 4755 SW Griffith Drive, from 7:30 a.m. to 4:00 p.m., Monday through Friday. A copy of any or all materials will be provided at reasonable cost.

The Facilities Review Committee is re-scheduled to meet with the applicant on July 30, 2014 to discuss technical issues associated with the application. The Facilities Review Committee is not a decision-making body, but advises the Director and Planning Commission on a project's conformity to the technical criteria specified in Section 40.03 of the Development Code of the City of Beaverton. The Director will include the Committee's recommendation in the staff report to the decision-making authority. The Facilities Review Committee meeting is open to the public, but is not intended for public testimony.

Written comments on the proposal shall be submitted no later than 4:00 p.m. on Monday, August 11, 2014 in order for the comments to be addressed in the staff report. Written comments submitted by mail shall be sent to the Planning Division, Community Development Department, City of Beaverton, PO Box 4755, Beaverton, OR 97005. Written comments submitted in person shall be delivered to the Planning Division, 2nd Floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 7:30 a.m. and 4:00 p.m., Monday through Friday, except holidays.

Please reference the Case File Number and Project Name in your written comments. Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

Staff reports are published a minimum of seven (7) calendar days before the date of the initial public hearing. A copy of the staff report will be available for inspection at the Planning Counter at no cost at least seven (7) calendar days before the hearing, and may be purchased at the Planning Division Counter for a reasonable cost. Staff reports may also be viewed on-line at www.beavertonoregon.gov.

Pursuant to Section 50.58 of the Beaverton Development Code, written comments or exhibits submitted prior to the hearing to be submitted by staff at the hearing must be received by the Director no later than 4:30 p.m. on the day of the scheduled hearing. All submittals that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

The Planning Commission is the decision-making authority for the applications and shall conduct hearings in accordance with adopted rules of procedure and shall make a decision on the development applications after the hearing closes.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITH 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2222/VOICE/TDD.